



MINUTES
OAK BAY HERITAGE COMMISSION
TUESDAY, JUNE 13, 2017 AT 5:00 PM
DOWNSTAIRS MEETING ROOM, MUNICIPAL HALL, 2167 OAK BAY AVENUE

MEMBERS PRESENT

Heather Cochran
Marion Cumming
Cairine Green
Jane Hall
Joan Heagle
Marg Palmer

Susan Ross
Cora Smith
Bronwyn Taylor
Robert Taylor
Monica Walter
Councillor Eric Zhelka

MEMBERS ABSENT

None

STAFF PRESENT

Deborah Jensen, Manager of Planning
Graeme Buffett, Planning Technician

Krista Mitchell, Building / Planning Clerk

OTHERS PRESENT

Members of the Public: 5

1. Call to Order

The meeting was called to order at 5:06 pm.

2. Approval of Agenda and Late Items

The agenda was approved as presented.

3. Adoption of Minutes

It was moved and seconded that the minutes from May 9, 2017 be adopted as presented.

The motion was carried.

None opposed.

4. Correspondence

None

5. Information Item

None

6. New Business

a) BP010072 – 2809 Burdick Avenue

To consider the addition of a conservatory at the rear of the existing home.

T. Nelson, applicant, gave a brief summary of the proposed renovations to the heritage registered home. Some of the comments were:

- Proposed Georgian styled conservatory to be added to the rear of the home, that will match the existing home, a previous acrylic sunroom was removed.
- Interior materials will consist of northern pine, and exterior will include aluminum.

Commission Comments

Commission members commented the proposed renovation was sympathetic to the existing home and does not detract from the heritage value.

It was moved and seconded that Council approve BP010072.

The motion was carried.
None opposed.

b) DVP00063 – 599 Island Road

To consider renovations to the existing home.

D. Jensen gave a summary of the application, noting a variance is requested for front yard paved surface, which is in addition to the renovations. Some of the comments were:

- Proposal includes some window replacement and some alterations to the building's rock cladding, as well as some revisions to exterior details.
- Property is on the Community Heritage Register and protected by a covenant, so all exterior renovations must be approved by Council.

R. Collins, applicant, gave a summary of the proposed renovations. Some of the comments were:

- Family room will have existing door and exterior stairs removed, with the door changed to a window in the same location.
- Exterior conservatory door will be replaced with new wood and glazed single French door, existing tile floor will be refurbished.
- Fireplace tile in the library will be replaced.
- Front entry door glazing will be replaced with obscure glass.
- Oval window at east end of dining room will be replaced with glazed double doors.
- Existing centre bay windows will be converted from three sections to two with clear glass; and side portions to be converted to clear glass.
- Wood trim will be maintained and refurbished as possible, new trim to match existing.
- Driveway area expanded to add turnaround capability.

Commission Comments

Commission members commented the proposed bay window changes are out of harmony with the Rattenbury and Maclure design, takes away from the heritage look; and suggested the leaded glass windows be restored.

R. Collins, applicant, advised the intent is to brighten the interior and the existing divided light windows block sunshine, noting the single lite replacement windows will match the rest of the windows in the home.

Councillor E. Zhelka inquired if the paved surface variance in the front yard would affect any of the heritage aspects of the front of the building.

R. Collins noted the variance is to allow for easier access through the provision of a turnaround area, due to a narrow driveway.

D. Jensen advised the covenant does not reference the Statement of Significance but addresses exterior renovations to the building, and noted protected trees are not being removed.

R. Collins, applicant, clarified the bay windows consist of thick wood divided lights, not leaded glass, and that bay windows could be replaced without the diamond configuration.

L. Shewring and D. Sheehan, owners, commented their intent is to restore the home back to its former glory, and that the protected Garry oak trees block a lot of light from coming into the home.

Commission members reiterated the concern with the proposed change of the bay window to a more modern window.

It was moved to recommend that Council approve DVP00063.

The motion failed.

It was moved to seconded that DVP00063 be tabled to a subsequent meeting of the Heritage Commission.

The motion was carried.

R. Taylor opposed.

- c) HAP00009 – 2408 San Carlos Place
To consider increasing paved surface in the front yard.

G. Buffett, gave a brief overview of the application. Some of the comments were:

- There are no proposed changes to the home, request is for a variance to paved surface in the front yard where existing grass strips were removed from the driveway and applicant would like to replace with pavers.

Commission Comments

Commission members suggested the 2015 approved landscape design was not practical as grass strips turn to mud, and permeable pavers is a better solution.

M. Edgell, owner, noted all five properties along San Carlos Place have drainage problems.

It was moved and seconded to recommend that Council approve HAP00009.

The motion was carried.

None opposed.

- d) HAD00003 – 2608 Cavendish Avenue
To consider designating the property and placing the home on the Heritage Register

G. Buffett, gave a brief overview of the application. Some of the comments were:

- Owners are seeking heritage designation and a statement of significance was drafted.
- Roof has been changed, but form of the home is consistent with a storybook character and key elements include recessed entry, heavy wood front door, massing of the front of the home, and steep roof pitch.
- Semi attached breezeway is a departure from storybook style, but is a unique feature.

Commission members commented the owners should be commended for seeking heritage designation as the home is a beautiful example of storybook design, and the home has both architectural and political history.

It was moved and seconded that Council consider supporting the Statement of Significance for 2608 Cavendish Avenue, placing a heritage designation on the property, and including it on the Oak Bay Community Heritage Register.

The motion was carried.

None opposed.

- e) Heritage Commission – Annual Workplan Session (cont'd) – Deferred

7. Reports of the Subcommittees / Other

- a. Council Liaison

Councillor E. Zhelka reported that the library is hosting workshops on First Nations reconciliation, that the City of Victoria is seeking input on the future of the MacPherson theatre, and that the Sleeping Giant sculpture has been purchased by the District, noting that public voting will be ongoing to November 1, 2017 for the 13 new installations.

- b. Education

M. Palmer reported the Hallmark Society and the Heritage Commission will participate in the Bowker Creek brush up on August 13, 2017.

- c. Tourism

M. Cumming reported the Oak Bay walking map, with modifications, will be reprinted with printing costs shared with Oak Bay Tourism.

- d. Community Register / Designation

No report.

- e. Planning and Development

D. Jensen reported on demolition permits for single family homes completed from 2012 to year to date, noting the permits do not include house moves:

2012 – 14 homes	2014 – 27 homes	2016 – 28 homes
2013 – 23 homes	2015 – 13 homes	2017 - 7 homes (to June 12)

D. Jensen commented that staff have begun working on the proposed Heritage Conservation Area, as directed by Council, and that Roy Thomassen has retired.

8. Next Meeting

The next regular meeting of the Heritage Commission is scheduled for Tuesday, July 11, 2017 in the Council Chambers of Municipal Hall.

9. Adjournment

The meeting adjourned at 6:53 pm.

